



|       |        |                   |                              |                                         |                                                                                   |
|-------|--------|-------------------|------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------|
| 7428A | SK_255 | P 4<br>29/05/2013 | DENTON<br>CORKER<br>MARSHALL | THE HAYMARKET<br>LEND LEASE DEVELOPMENT | DEVELOPMENT APPLICATION<br>SOUTH WEST PLOT<br>DARLING DRIVE VIEW LOOKING<br>NORTH |
|-------|--------|-------------------|------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------|









# LANDSCAPE DRAWINGS



LEGEND

- +20.85 Proposed level
- TW+21.30 Top of wall level
- Private courtyard screen fence
- Pool fencing (as shown dotted)
- Mass planting area  
Refer Indicative Plant Schedule
- Lawn area with design contours
- Swimming pool
- Softfall and fitness equipment

- Timber decking or Pavers
- In situ exposed aggregate or Concrete pavers
- BBQ and picnic setting
- Concrete feature seating wall
- Concrete retaining wall (400 wide) and/or recycled brick wall (150/230 wide)
- Proposed deciduous trees
- Proposed evergreen trees  
Refer Indicative Plant Schedule

NOTES:

- Seats and tables: contemporary design in timber, steel and concrete.
- Off white concrete bench seats.
- Shelters are custom designed to suit a range of curves. Wide flatbar on edge is curved around outside timber set on edge as shade device. Steel finished in grey micaceous paint.
- Paving is comprised of in situ exposed aggregate or concrete pavers.
- Planters adjacent to pool have a 1.2m smooth face in lieu of pool fencing. The lower half, off white concrete, with the top half glazed coloured brick, referencing the colourful frames of the proposed building facade.
- Leisure pool has a shallow children's section at the north end with a shade shelter overhead. Fully tiled with wet edge / grating surround.
- Timber Decking: The large area of timber decking provides an alternative passive recreational area adjacent to the lawn.
- Lawn area provides a large area for residents to relax or sun themselves beside the pool.
- Pool Pergola: A roof of stained timber on edge is contained by wide flatbar curved around the outside. Battens are graded to provide varying degrees of sunlight, shade and privacy, with the steel finished in grey micaceous paint.
- Pool Building: Set under pool pergola, the small structure clad with a vertical timber element rolling around the curve. Incorporating equal access toilets, pool plant & equipment, the structure forms part of the pool fence.
- Pool fence: Designed as a 'sculptural element' the fence detail itself is simple with the structure sweeping out around the pool lawn.

Segments of the same fence, with matching gates, link the 1.2m tall planters. The pool boundary arranged in this way makes a real visual contribution to the space. Designed as a large smooth sculptural curve, the simple thick flatbar top of the 1.2m palisade accentuates the curve. Finished in dark grey micaceous paint, with the curved top in white or bright orange, the fence accentuates the line of the curve as seen from the ground and above. Planting along both sides covers the bulk of the fence, allowing the top edge to show the long curve. The planting will accentuate the curve and allow privacy when sitting or laying on a towel, while maintaining long views to landscape across site when standing or walking.

12.The area east of the pool provides general privacy from passers-by and screening overhead from trees and shelter. It activates the space, generating interest by breaking the planters into separated bubbles, allowing glimpses in and out of pool area.

13.Large raised planters finish 450mm above ground to facilitate ample seating. The 300mm overall landscape set down gives 700mm planting depth. Island planters are to be mounded at 1:5 to achieve 1m soil depth, sufficient for large trees. Planters will be a combination of off white concrete and double thickness recycled bricks with a bullnose soldier course capping.

14.Outdoor gym equipment is located near the pool area and comprises 3 active pieces of equipment within one module.

15.The BBQ area with associated tables is located as far away from bedrooms as possible, and breaks out onto the adjacent lawn area.

16.Private courtyards. Ground floor apartments are designed as garden apartments with generous outdoor spaces. Timber decking or pavers provides outside living spaces for alfresco dining with areas outside bedrooms planted, paved or small pocket lawns.

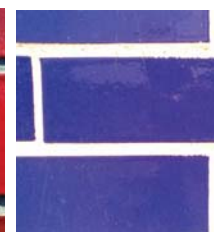
17.Small trees will be located adjacent to ground floor garden apartments and generally specified as deciduous species to maintain winter sunlight to the units.

18.Medium specimen trees providing screening and dramatic effect will be located where deep soil allows.

INDICATIVE MATERIAL IMAGES



Glazed tiles - Red



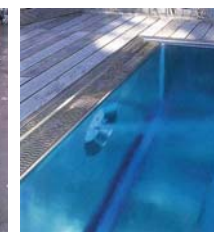
Glazed tiles - Blue



Recycled brick wall



Bullnose brick wall



Pool edging



Walls



Curved walls



Seats



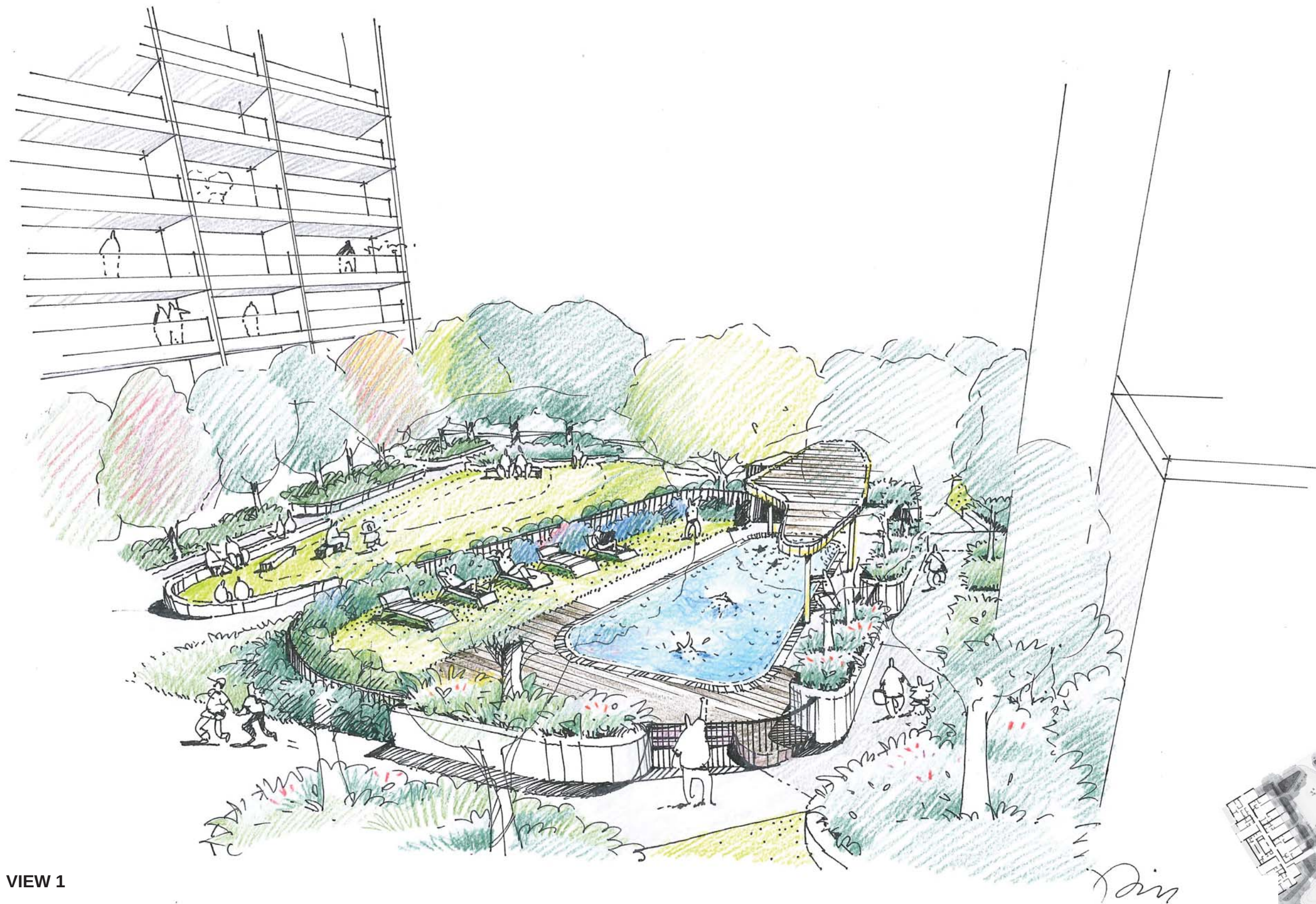
Timber deck and gravel



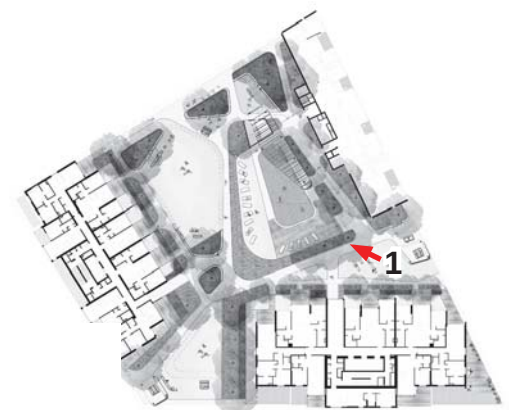
Timber decking



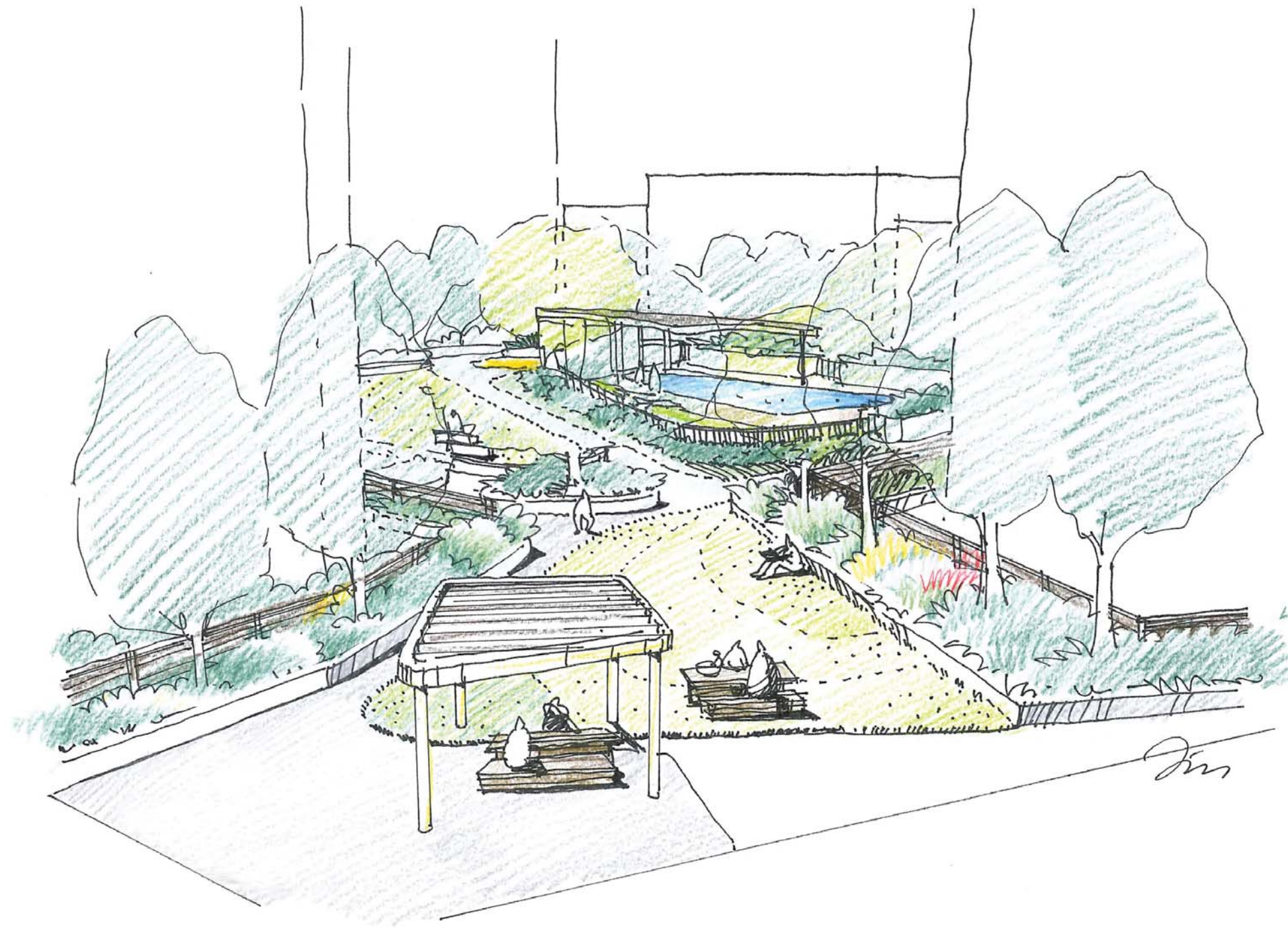
Garden on podium



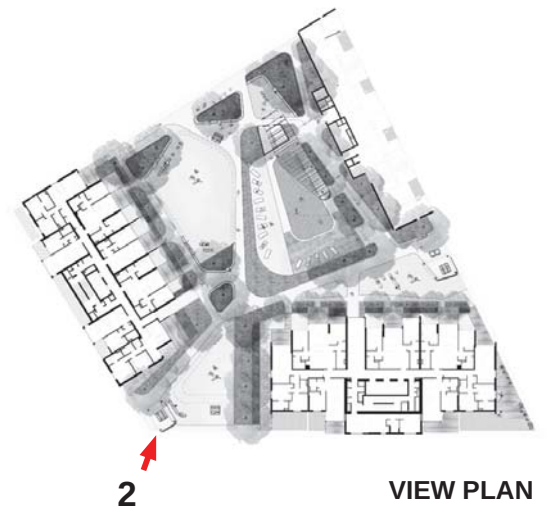
VIEW 1



VIEW PLAN



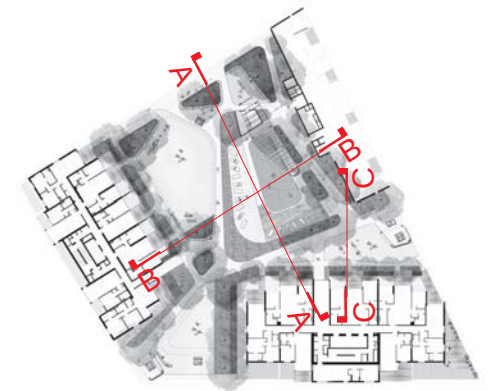
VIEW 2



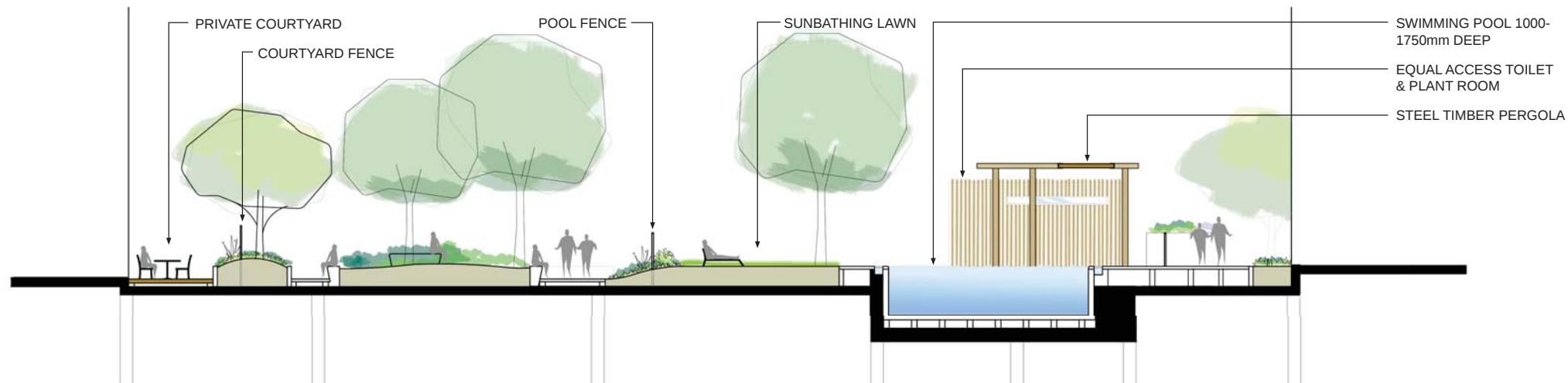
VIEW PLAN



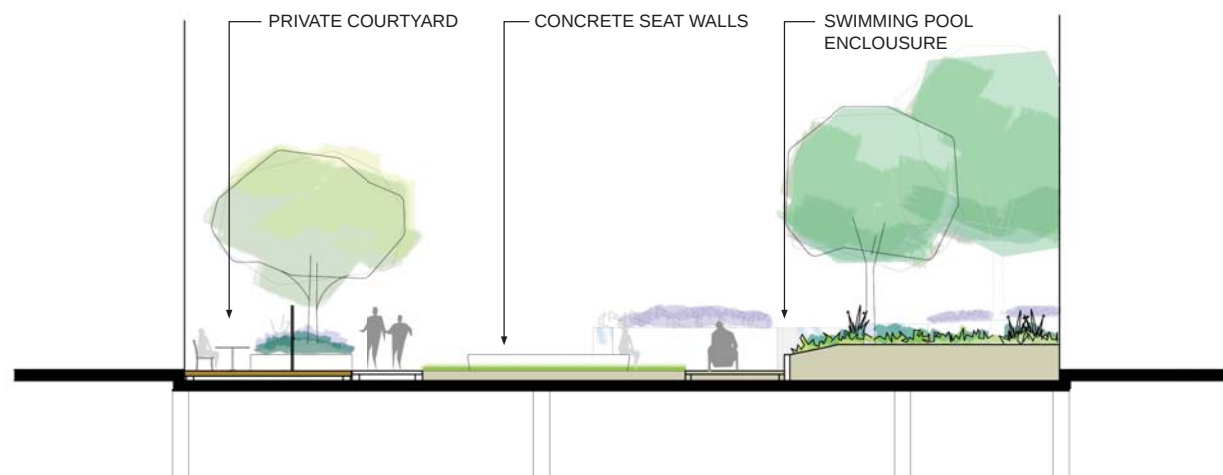
SECTION A-A



KEY PLAN



SECTION B-B



SECTION C-C



1308 DA-1308-04  
SCALE 1:100@A1 & 1:200@A3  
0 1 2.5 5m

REV C  
23 MAY 2013

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**THE HAYMARKET**  
**LEND LEASE DEVELOPMENT**

**DEVELOPMENT APPLICATION**  
**SOUTH WEST PLOT**  
**LANDSCAPE SECTIONS**

| BOTANICAL NAME                            | COMMON NAME         | POT SIZE | SPACING  |
|-------------------------------------------|---------------------|----------|----------|
| <b>Trees</b>                              |                     |          |          |
| <i>Acer negundo</i> 'Flemingo'            | Flemingo Maple      | 400L     | As Shown |
| <i>Acmena smithii</i>                     | Lilly Pilly         | 100L     | As Shown |
| <i>Backhousia citriodora</i>              | Lemon Myrtle        | 100L     | As Shown |
| <i>Castanospermum australe</i>            | Blackbean           | 400L     | As Shown |
| <i>Cupaniopsis anacardioides</i>          | Tuckeroo            | 400L     | As Shown |
| <i>Flindersia australis</i>               | Crow ash            | 400L     | As Shown |
| <i>Fraxinus</i> 'Raywoodii'               | Claret Ash          | 400L     | As Shown |
| <i>Gleditsia triacanthos</i> 'Sunburst'   | Golden Honey Locust | 400L     | As Shown |
| <i>Magnolia grandiflora</i> 'Exmouth'     | Magnolia            | 400L     | As Shown |
| <i>Metrosideros excelsa</i>               | NZ Christmas Bush   | 100L     | As Shown |
| <i>Pyrus chanticleer</i>                  | Manchurian Pear     | 400L     | As Shown |
| <i>Syzigium leuhmanii</i>                 | Brush Cherry        | 100L     | As Shown |
| <i>Tristaniopsis laurina</i>              | Water Gum           | 75L      | As Shown |
| <i>Waterhousea floribunda</i>             | Weeping Lilly Pilly | 400L     | As Shown |
|                                           |                     |          |          |
| <b>Small Trees (4-6m)</b>                 |                     |          |          |
| <i>Acer palmatum</i>                      | Japanese Maple      | 400L     | As Shown |
| <i>Elaeocarpus reticulatus</i>            | Blueberry Ash       | 75L      | As Shown |
| <i>Lagerstroemia indica</i>               | Crepe Myrtle        | 400L     | As Shown |
| <i>Plumeria acutifolia</i>                | Frangipani          | Adv.     | As Shown |
| <i>Tibouchina</i> 'Alstonville'           | <i>Tibouchina</i>   | 75L      | As Shown |
|                                           |                     |          |          |
| <b>Shrubs</b>                             |                     |          |          |
| <i>Ardisia crenata</i>                    | Coral berry         | 5L       | 0.50 Ctr |
| <i>Aucuba japonica</i> 'Variegata'        | Gold Dust Tree      | 25L      | 0.80 Ctr |
| <i>Austromyrtus dulcis</i>                | Midgen Berry        | 5L       | 0.50 Ctr |
| <i>Baeckea virgata</i> 'Dwarf'            | Heath Myrtle        | 5L       | 0.60 Ctr |
| <i>Bambusa</i> 'Slender Weaver'           | Weaver Bamboo       | 75L      | 1.00 Ctr |
| <i>Convolvulus cneorum</i>                | Silverbush          | 5L       | 0.50 Ctr |
| <i>Duranta</i> 'Sheena's Gold'            | Golden Tears        | 5L       | 0.80 Ctr |
| <i>Gardenia augusta</i> 'Magnifica'       | Gardenia            | 25L      | 0.80 Ctr |
| <i>Heliotropium arborescens</i>           | Cherry Pie          | 5L       | 0.60 Ctr |
| <i>Ixora chinensis</i> 'Prince of Orange' | Ixora               | 5L       | 0.60 Ctr |
| <i>Lavandula</i> 'Allardii'               | Lavender            | 5L       | 0.60 Ctr |
| <i>Metrosideros collina</i> 'Springfire'  | Christmas Bush      | 25L      | 1.20 Ctr |
| <i>Metrosideros</i> 'Fiji Fire'           | Christmas Bush      | 25L      | 0.60 Ctr |
| <i>Michelia figo</i>                      | Portwine Magnolia   | 45L      | 1.00 Ctr |
| <i>Murraya paniculata</i>                 | Orange Jessamine    | 25L      | 1.00 Ctr |
| <i>Nandina domestica</i> 'Gulfstream'     | Sacred Bamboo       | 5L       | 0.60 Ctr |
| <i>Nerium oleander</i> 'Dwarf'            | Dwarf oleander      | 5L       | 0.60 Ctr |
| <i>Philodendron sellowii</i> 'Compacta'   | Philodendron        | 5L       | 1.00 Ctr |
| <i>Pittosporum tobira</i> 'Miss Muffet'   | Dwarf Pittosporum   | 5L       | 0.50 Ctr |
| <i>Plumbago auriculata</i> 'Royal Cape'   | Cape Plumbago       | 5L       | 0.70 Ctr |
| <i>Raphiolepis</i> 'Springtime'           | Hawthorne           | 5L       | 0.70 Ctr |
| <i>Rosmarinus</i> 'Blue Lagoon'           | Rosemary            | 5L       | 0.60 Ctr |
| <i>Russelia equisetiformis</i>            | Coral Bush          | 5L       | 0.60 Ctr |
| <i>Schefflera arboricola</i>              | Dwarf Umbrella Tree | 25L      | 0.70 Ctr |
| <i>Spathiphyllum</i> 'Moana Loa'          | Peace Lily          | 5L       | 0.50 Ctr |
| <i>Streptosolen</i> 'Ginger Meggs'        | Ginger Meggs        | 5L       | 0.60 Ctr |
| <i>Syzygium</i> 'Lilliput'                | Dwarf Lilly Pilly   | 25L      | 0.80 Ctr |
| <i>Syzygium paniculatum</i> 'Blaze'       | Dwarf Lilly Pilly   | 25L      | 0.80 Ctr |
| <i>Tibouchina</i> 'Jules'                 | Dwarf Lasiandra     | 25L      | 0.60 Ctr |
| <i>Viburnum odoratissimum</i>             | Viburnum            | 45L      | 1.00 Ctr |
| <i>Westringia fruticosa</i> 'Xena'        | Coastal Rosemary    | 5L       | 0.80 Ctr |
|                                           |                     |          |          |
| <b>Accents / Feature Plant</b>            |                     |          |          |
| <i>Alcantarea imperialis</i>              | Giant Bromeliad     | 25L      | 0.80 Ctr |
| <i>Asplenium nidus</i>                    | Birdsnest Fern      | 25L      | 0.80 Ctr |

| BOTANICAL NAME                          | COMMON NAME              | POT SIZE | SPACING  |
|-----------------------------------------|--------------------------|----------|----------|
| <i>Alpinia zerumbet</i> 'Variegata'     | Variegated Ginger Lily   | 5L       | 0.60 Ctr |
| <i>Cordylina stricta</i>                | Palm Lily                | 25L      | 0.60 Ctr |
| <i>Cordylina terminalis</i> 'Rubra'     | Red Ti                   | 25L      | 0.80 Ctr |
| <i>Cycas revoluta</i>                   | Sago Palm                | 25L      | 0.80 Ctr |
| <i>Furcraea foetida</i>                 | Mauritius hemp           | 25L      | 1.00 Ctr |
| <i>Kniphofia</i> 'Royal Standard'       | Red Hot Poker            | 5L       | 0.60 Ctr |
| <i>Neoregelia</i> sp.                   | Bromeliad                | 5L       | 0.40 Ctr |
| <i>Phormium</i> 'Maori Chieftain'       | Dwarf Flax               | 5L       | 0.50 Ctr |
| <i>Rhapis excelsa</i>                   | Rhaphis Palm             | 75L      | 1.00 Ctr |
| <i>Strelitzia nicholae</i>              | Giant Bird of Paradise   | 75L      | 1.00 Ctr |
| <i>Strelitzia reginae</i>               | Bird of Paradise         | 25L      | 0.80 Ctr |
| <i>Yucca elephantipes</i>               | Giant Yucca              | 45L      | 1.00 Ctr |
| <i>Zamia Furfuracea</i>                 | Cardboard Plant          | 25L      | 0.80 Ctr |
|                                         |                          |          |          |
| <b>Climbers</b>                         |                          |          |          |
| <i>Bougainvillea</i> 'Temple Fire'      | Dwarf Bougainvillea      | 5L       | 1.00 Ctr |
| <i>Cissus hypoglauca</i>                | Grape Ivy                | 150mm    | 0.60 Ctr |
| <i>Cissus rhombifolia</i>               | Grape Ivy                | 150mm    | 0.60 Ctr |
| <i>Hibbertia scandens</i>               | Guinea Gold Vine         | 5L       | 0.60 Ctr |
| <i>Pandorea jasminoides</i> 'Snowbells' | Bower Plant              | 5L       | 1.00 Ctr |
| <i>Trachelospermum jasminoides</i>      | Star Jasmine             | 5L       | 0.50 Ctr |
|                                         |                          |          |          |
| <b>Ferns</b>                            |                          |          |          |
| <i>Asplenium nidus</i>                  | Birds Nest Fern          | 25L      | 0.60 Ctr |
| <i>Blechnum nudum</i>                   | Water Fern               | 150mm    | 0.40 Ctr |
| <i>Doodia media</i>                     | Rasp Fern                | 150mm    | 0.40 Ctr |
|                                         |                          |          |          |
| <b>Groundcovers</b>                     |                          |          |          |
| <i>Agapanthus</i> 'Baby Blue'           | Dwarf African Lily       | 150mm    | 0.30 Ctr |
| <i>Agapanthus orientalis</i>            | African Lily             | 5L       | 0.45 Ctr |
| <i>Ajuga reptans</i> 'Atropurpurea'     | Blue Bugle               | 150mm    | 0.30 Ctr |
| <i>Alternanthera dentata</i> 'Ruby'     | Red Alternanthera        | 150mm    | 0.40 Ctr |
| <i>Anemone hupehensis</i>               | Wind Flower              | 150mm    | 0.30 Ctr |
| <i>Anigozanthos</i> 'Bush Gem'          | Kangaroo Paw             | 150mm    | 0.30 Ctr |
| <i>Aspidistra elatior</i>               | Cast Iron Plant          | 5L       | 0.30 Ctr |
| <i>Calathea makoyana</i>                | Peacock Plant            | 5L       | 0.45 Ctr |
| <i>Carpbrotus glaucescens</i>           | Pig Face                 | 150mm    | 0.30 Ctr |
| <i>Clivia miniata</i>                   | Clivea                   | 5L       | 0.45 Ctr |
| <i>Convolvulus mauritanicus</i>         | Ground Morning Glory     | 150mm    | 0.30 Ctr |
| <i>Cteanthe Greystar</i>                | Bamburanta               | 5L       | 0.45 Ctr |
| <i>Dianella caerulea</i> 'Breeze'       | Paroo lily               | 150mm    | 0.30 Ctr |
| <i>Dianella</i> 'Silver Streak'         | Dianella "Silver Streak" | 150mm    | 0.30 Ctr |
| <i>Gaura lindheimeri</i>                | Gaura                    | 150mm    | 0.30 Ctr |
| <i>Gazania x hybrida</i>                | Black eyed Susan         | 150mm    | 0.30 Ctr |
| <i>Hemerocallis aurantiaca</i>          | Day Lily                 | 150mm    | 0.45 Ctr |
| <i>Hymenocallis speciosa</i>            | Spider lilly             | 5L       | 0.50 Ctr |
| <i>Liriope</i> 'Evergreen giant'        | Giant Turf Lily          | 150mm    | 0.30 Ctr |
| <i>Liriope muscari</i>                  | Turf Lily                | 150mm    | 0.25 Ctr |
| <i>Liriope spicata</i> 'Variegata'      | Variegated Turf Lily     | 150mm    | 0.30 Ctr |
| <i>Lomandra</i> 'Tanika'                | Tanika grass             | 150mm    | 0.25 Ctr |
| <i>Nepeta x faassenii</i>               | Catmint                  | 5L       | 0.50 Ctr |
| <i>Ophiopogon japonicus</i>             | Mondo Grass              | 150mm    | 0.25 Ctr |
| <i>Philodendron</i> 'Xanadu'            | Xanadu Philodendron      | 5L       | 0.60 Ctr |
| <i>Setcreasea purpurea</i>              | Purple Heart             | 150mm    | 0.40 Ctr |
| <i>Trachelospermum</i> 'Tricolour'      | Harlequin jasmine        | 150mm    | 0.60 Ctr |
| <i>Trachelospermum asiaticum</i>        | Star Jasmine             | 5L       | 0.60 Ctr |
| <i>Viola hederacea</i>                  | Native Violet            | 100mm    | 0.25 Ctr |
| <i>Viola odorata</i>                    | Violet                   | 150mm    | 0.30 Ctr |
| <i>Zephyranthes candida</i>             | Autumn Crocus            | 150mm    | 0.25 Ctr |



Acer negundo 'Flemingo'



Backhousia citriodora



Cupaniopsis anacardioides



Gleditsia triacanthos 'Sunburst'



Bougainvillea 'Temple Fire'



Cissus rhombifolia



Pandorea jasminoides 'Snowbells'



Acer palmatum



Elaeocarpus reticulatus



Lagerstroemia indica



Tibouchina 'Alstonville'



Asplenium nidus



Blechnum nudum



Doodia media



Ardisia crenata



Aucuba japonica 'Variegata'



Baeckea virgata 'Dwarf'



Bambusa 'Slender Weaver'



Ajuga reptans 'Atropurpurea'



Calathea makoyana



Dianella 'Silver Streak'



Convolvulus cneorum



Duranta 'Sheena's Gold'



Heliotropium arborescens



Ixora chinensis 'Prince of Orange'



Liriope spicata 'Variegata'



Lomandra 'Tanika'



Hymenocallis speciosa



Metrosideros collina 'Springfire'



Nandina domestica 'Gulfstream'



Rosmarinus 'Blue Lagoon'



Spathiphyllum 'Moana Loa'



Ophiopogon japonicus



Setcreasea purpurea



Trachelospermum 'Tricolour'



Alcantarea imperialis



Cordylina terminalis 'Rubra'



Strelitzia reginae



Kniphofia 'Royal Standard'



Neoregelia sp.



Phormium 'Maori Chieftain'



Zamia Furfuracea

**APPENDIX B**  
**PUBLIC DOMAIN**  
**DESIGN REPORT**  
**FOR SSDA 5**

SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT (SICEEP)  
THE HAYMARKET  
PUBLIC DOMAIN - REPORT FOR STAGE 2 STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA 5)  
ANNEXURE B

JUNE 2013 \_ REVISION 9



This report has been prepared by Hassell Landscape Architects and forms part of the Development Application SSDA 5 for the Public Domain of The Haymarket Precinct, DA South West Plot. This Development Application follows on from the Public Domain Concept Design Report prepared for SSDA 2. The SSDA 2 Concept Design Report for the Public Domain explored the site context, history and the inherent opportunities and constraints. It established the site wide principles and concepts for the Public Domain within The Haymarket and set up the strategies for elements such as furniture and materials. ***This Development Application for the South West plot illustrates the design development for the Public Domain associated with the proposed mixed use building including Hay Street, The Darling Drive eastern road reserve, Dickson's Lane and the Boulevard as defined in figure 3.1.1.***

This document has been prepared in accordance with the NSW Planning and Infrastructure Director General's Requirements for the Sydney International Convention and Entertainment Precinct and complies with the INSW SICEEP (Haymarket) Urban Design and Public Realm Guidelines.

This report is to be read in conjunction with Hassell Drawing set L001 to L301.

Plans and sections within this report are not to scale.



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# 1.0 INTRODUCTION AND PROJECT BACKGROUND

## 1.1 INTRODUCTION

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application (referred to as SSDA 5) follows the submission of a staged SSD DA (SSDA 2) submitted in March 2013 to the Department of Planning and Infrastructure that set out a Concept Proposal for a new mixed use residential neighbourhood at Darling Harbour known as 'The Haymarket'. The Haymarket forms part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Project, which will deliver Australia's global city with new world class convention, exhibition and entertainment facilities and support the NSW Government's goal to "make NSW number one again".

More specifically this subsequent DA seeks approval for mixed use development within the South West development plot of The Haymarket and associated Public Domain works. The DA has been prepared and structured to be consistent with the Concept Proposal DA.

## 1.2 OVERVIEW OF DEVELOPMENT

The proposal relates to a detailed ('Stage 2') DA for a mixed use residential development in the South West plot of The Haymarket together with associated Public Domain works. The Haymarket Site is to be developed for a mix of residential and non-residential uses, including but not limited to residential buildings, commercial, retail, community and open space. The South West Plot is one of six development plots identified in the Concept Proposal DA.

Under this DA, the South-West plot will accommodate a mixed use podium and three residential buildings (SW1, SW2, and SW3) above and within the podium structure. More specifically, this SSD DA seeks approval for the following components of the development:

- Staged demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC), Entertainment Centre Car Park, and part of the pedestrian footbridge connected to the Entertainment Centre Car Park;
- Associated tree removal and planting;
- Construction and use of a five storey mixed use podium, including:
  - retail and IQ Hub floor space and residential lobbies on Ground Level;
  - above ground parking; and
  - residential apartments.
- Construction and use of three residential buildings above podium;
- Public Domain improvements, including:
  - provision of a new north-south pedestrian connection (known as the Boulevard) eventually linking Quay Street to Darling Harbour;
  - provision (part) of a new east-west pedestrian laneway (known as Dickson's Lane) linking Darling Drive to the Boulevard; and
  - upgrade of Hay Street (part) to provide for a pedestrian shareway;
  - modification of the existing pedestrian footbridge and provision of lift and stair access to the Goods Line;
- Provision of vehicle access to the development from Hay Street;
- Landscaping works and communal facilities to the podium roof level; and
- Extension and augmentation of physical infrastructure / utilities as required.

## 1.3 BACKGROUND

The NSW Government considers that a precinct-wide renewal and expansion of the existing convention, exhibition and entertainment centre facilities at Darling Harbour is required, and is committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of the Sydney International Convention, Exhibition and Entertainment Precinct. (SICEEP)

On 21 March 2013 a critical step in realising the NSW Government's vision for the SICEEP Project was made, with the lodgement of the first two SSD DAs with the Department of Planning and Infrastructure. The key components of these proposals are outlined below.

#### **Public Private Partnership SSD DA (SSD 12\_5752)**

The Public-Private Partnership (PPP) SSD DA (SSDA 1) includes the core facilities of the SICEEP Project, comprising the new, integrated and world-class convention, exhibition and entertainment facilities along with ancillary commercial premises and Public Domain upgrades.

#### **The Haymarket Concept Proposal (SSD 13\_5878)**

The Haymarket Concept Proposal SSD DA (SSDA 2) establishes the vision and planning and development framework which will be the basis for the consent authority to assess detailed development proposals within The Haymarket Site.

More specifically the Stage 1 Concept Proposal seeks approval for the following key components and development parameters:

- Staged demolition of existing site improvements, including the existing Sydney Entertainment Centre (SEC), Entertainment Centre Car Park, and part of the pedestrian footbridge connected to the Entertainment Centre Car Park and associated tree removal;
- A network of streets, lanes, open space areas and through-site links generally as shown on the Public Domain Concept Proposal, to facilitate reintegration of the site into the wider urban context and connection with the broader SICEEP Site;
- Street layouts;
- Development plot sizes, development plot separation, building envelopes (maximum height in RLs), building separation, building depths, building alignments and a benchmark for natural ventilation and solar provision for the precinct;

- Land uses across the site, including residential and non-residential uses;
- A maximum total gross floor area (GFA) across The Haymarket site of 197,236m<sup>2</sup> for the mixed use development (excluding ancillary above ground car parking), comprising of:
  - A maximum of 49,545m<sup>2</sup> non-residential GFA; and
  - A maximum of 147,691m<sup>2</sup> residential GFA;
- Above ground parking including public car parking;
- Residential car parking rates to be utilised in the subsequent detailed (Stage 2) Development Applications, being:
  - Zero (0) spaces per studio apartment;
  - Maximum one (1) space per two (2) one bedroom apartments;
  - Maximum one (1) space per one bedroom + study apartment, plus one (1) additional space per five (5) apartments;
  - Maximum one (1) space per two bedroom apartment, plus one (1) additional space per five (5) apartments; and
  - Maximum two (2) spaces per 3+ bedroom apartment.
- Design Guidelines to guide future development and the Public Domain; and
- A remediation strategy.

This report has been prepared to support a detailed Stage 2 SSD DA for mixed use development and associated Public Domain works within The Haymarket (SSDA 5), consistent with the Concept Proposal SSD DA.

## 1.4 SITE DESCRIPTION

The SICEEP Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south (refer to Figure 1.4.1).

The Haymarket Site is:

- located in the south of the SICEEP Site, within the northern portion of the suburb of Haymarket;
- bounded by the Powerhouse Museum to the west, the Pier Street overpass and Little Pier Street to the north, Harbour Street to the east, and Hay Street to the south; and
- irregular in shape and occupies an area of approximately 43,807m<sup>2</sup>.



Figure 1.4.1 - Aerial Photograph of the SICEEP Site

## 1.5 PLANNING APPROVALS STRATEGY

The SICEEP Project will result in the lodgement of numerous SSD DAs for the various components of the redevelopment project. SSD DAs have already been lodged for the PPP component of the SICEEP Project (comprising the convention centre, exhibition centre, entertainment facility and ancillary commercial premises and associated Public Domain upgrades), and the Stage 1 Concept Proposal for The Haymarket. Separate 'Stage 2' SSD DAs for the development of the North West Plot and the Western Plot (Darling Drive) and associated Public Domain works will be lodged concurrently with this application. Future applications will be lodged for the Hotel complex, and the remaining development plots of The Haymarket Site.

The Concept Proposal DA provides for six (6) separate development plots across The Haymarket Site (refer to Figure 1.4.2):

1. North Plot;
2. North East Plot;
3. South East Plot;
4. South West Plot;
5. North West Plot; and
6. Western Plot (Darling Drive).

The Application Site area relates to the South West Plot and surrounds as detailed within the architectural and landscape plans submitted in support of the DA.

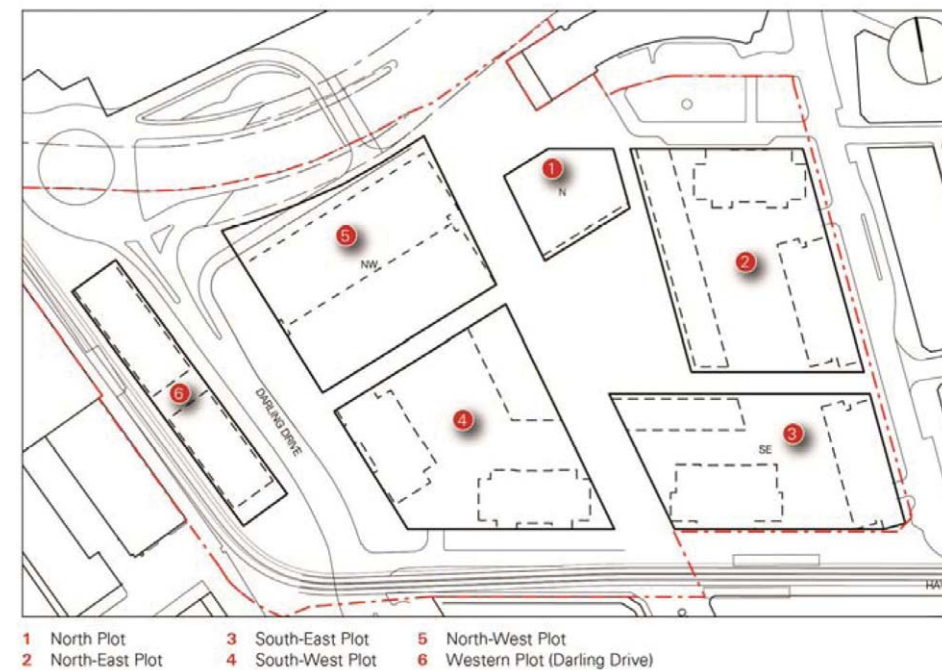


Figure 1.4.2 - Concept Proposal Development Plots

## 2.0 THE PROJECT

### 2.1 LOCATION PLAN

#### Existing Context:

The Haymarket site sits directly to the south of Darling Harbour, between the Light Rail corridor at the western boundary and Harbour Street to the east. Darling Drive runs through The Haymarket site and provides vehicular access to all the major venues of Darling Harbour and associated car parking. Harbour Street currently provides front door access to the The Sydney Entertainment Centre (SEC) which presently occupies the site. To the rear of SEC sits the associated multi-level SEC car park. These two structures dominate the existing Haymarket site.

The partially pedestrianised precinct of Chinatown lies directly east of The Haymarket site. The laneways of Chinatown (Factory Lane and Little Hay Street) run perpendicular to the site, providing access and views from Chinatown into The Haymarket. Hay Street is a part pedestrian only street that forms the southernmost boundary of the site.

The Light Rail system that provides access from the city suburbs of Lilyfield and Glebe to the Central and Haymarket districts of the city forms the westernmost edge of the site. The tracks run around the south western corner of the site and into Hay Street, with a designated stop at Paddy's Markets.

The existing Darling Harbour pedestrian concourse to the front of the SEC, and the Chinese Garden of Friendship lie directly to the north of The Haymarket site. The former hydraulic pumping station, now a bar known as The Pumphouse, is situated next to Pier Street adjacent to but outside of The Haymarket site boundary.

The Powerhouse Museum sits to the west of the site, on Harris Street some 9 metres above The Haymarket. Access from the Powerhouse Museum and Harris Street is provided via a covered walkway at the raised level which brings pedestrians into Darling Harbour via the multi-level SEC car park. The University of Technology, Sydney (UTS) and Ultimo Tafe, Sydney campuses lie just south of the site along Quay Street.

- A** The Haymarket Site
- B** Tumbalong Park -
- C** Cockle Bay
- D** Darling Drive
- E** Chinatown
- F** The Powerhouse Museum
- G** Harbour Street
- H** Central Railway Square



Figure 2.1.1 Existing site aerial photograph



## 2.3 THE HAYMARKET CONCEPT PLAN



Figure 2.3.1 Lodged Haymarket Public Domain Concept - SSDA 2

The Haymarket SSDA 2 Public Domain Concept Plan and Public Domain Report explored city wide, SICEEP precinct wide and Haymarket site wide design drivers derived from the study of:

- City wide networks – pedestrian, cycle and public transport,
- City wide public open spaces,
- Darling Harbour and Haymarket history,
- Site wide circulation, connectivity and public engagement,
- Existing site character and inherent opportunities and constraints,
- Neighbourhood character,
- Placemaking and precinct opportunities, and
- Site wide stormwater strategy and opportunities for WSUD.

The following design principles and Public Domain objectives were identified as the main drivers for developing the Public Domain concept:

- Clear circulation and articulation of space with improved connections,
- A design that responds to and interprets the site’s natural history and topography,
- A harmony in materials and precinct aesthetic, a reduction in clutter, and
- A Public Domain that invites and facilitates activation, day and night.

The key features of the Public Domain are:

- A series of spaces articulated along and linked by a grand public Boulevard that links Hay Street to the Cockle Bay Harbour,
- A public square with focal water feature and integrated art which forms the primary focal space of The Haymarket precinct,
- Laneways of differing scales that are activated through a variety of use and character,
- Secondary spaces associated with proposed student accommodation and community building,
- A shared cycleway along Darling Drive that will connect to future shared cycle access on Hay Street and shared cycle access to the Boulevard,
- A generous pedestrian priority paved walkway alongside the existing light rail corridor of Hay Street,
- A strategy for materials, lighting and furniture that responds to spatial hierarchy, activation and use, and
- An approach to heritage interpretation that is integral to the fabric and texture of the Public Domain.